

025.0

0006

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
970,500 / 970,500
970,500 / 970,500
970,500 / 970,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52-54		AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROMANO RITA & ROBERT J

Owner 2:

Owner 3:

Street 1: 54 AMSDEN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: ROMANO RITA -

Owner 2: -

Street 1: 52 AMSDEN ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

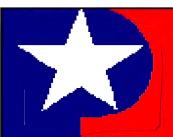
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4200		Sq. Ft.	Site		0	80.	1.30	1									436,800						436,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4200.000	529,100	4,600	436,800	970,500		17056
							GIS Ref
							GIS Ref
							Insp Date
							07/29/17


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	17056
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	21:01:35
LAST REV Date	Time
01/04/19	11:21:50
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	529,100	4600	4,200.	436,800	970,500		Year end	12/23/2021
2021	104	FV	506,100	4600	4,200.	436,800	947,500		Year End Roll	12/10/2020
2020	104	FV	506,100	4600	4,200.	436,800	947,500		Year End Roll	12/18/2019
2019	104	FV	381,600	4600	4,200.	464,100	850,300	850,300	Year End Roll	1/3/2019
2018	104	FV	381,600	4600	4,200.	338,500	724,700	724,700	Year End Roll	12/20/2017
2017	104	FV	359,400	4600	4,200.	294,800	658,800	658,800	Year End Roll	1/3/2017
2016	104	FV	359,400	4600	4,200.	251,200	615,200	615,200	Year End	1/4/2016
2015	104	FV	322,400	4600	4,200.	245,700	572,700	572,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROMANO RITA,	66701-469		1/21/2016	Convenience		1	No	No	
DI CECCA SALVAT	55014-433		7/20/2010	Family		1	No	No	
	12788-255		5/1/1975		48,750	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2017	1305	Re-Roof	5,042	C				
12/2/2013	1747	Fireplac	49,000	O				
9/10/2013	1356	Heat App	7,500	C				
6/7/2013	826	Dormers	75,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/4/2019	Mail Update	MM	Mary M
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	Info Fm Prmt	EMK	Ellen K
7/17/2013	Info Fm Prmt	EMK	Ellen K
4/22/2009	Measured	372	PATRIOT
10/29/1999	Inspected	267	PATRIOT
9/30/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	PDAS.	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:	OTHER FEATURES											
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW		Kits: 2	Rating: Good	A Kits:	Rating:	Fpl: 2	Rating: Good	WSFlue:	Rating:					RESIDENTIAL GRID	
View / Desir:																1st Res Grid Desc: Line 1 # Units 1	
GENERAL INFORMATION				CONDOS INFORMATION												Level FY LR DR D K FR RR BR FB HB L O	
Grade: C - Average	Year Blt: 1916	Eff Yr Blt:		Location:		Total Units:											Other
Alt LUC:		Alt %:		Floor:												Upper	
Jurisdct: G15		Fact: .		% Own:												Lvl 2	
Const Mod:				Name:												Lvl 1	
Lump Sum Adj:																Lower	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%	Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL					
Partition: T - Typical				Economic:	%	Interior:		1	6	3							
Prim Floors: 3 - Hardwood				Special:	%	Additions:		1	5	3							
Sec Floors: 4 - Carpet	50 %	Total:	18.6 %	Override:	%	Kitchen:											
Bsmnt Flr: 12 - Concrete						Baths:											
Subfloor:						Plumbing:											
Bsmnt Gar:						Electric:											
Electric: 3 - Typical						Heating:											
Insulation: 2 - Typical						General:											
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 025.0-0006-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	17X20	A	AV	1916		22.35	T	40	104			4,600	4,600
More: N	Total Yard Items:	4,600	Total Special Features:													Total: 4,600	
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,092	60.750	66,336													
FFL	First Floor	1,092	202.490	221,119													
SFL	Second Floor	1,092	202.490	221,119													
WDK	Deck	264	9.740	2,571													
OFF	Open Porch	136	28.480	3,874													
EFP	Enclos Porch	128	48.240	6,175													
Net Sketched Area: 3,804				Total:	521,194												
Size Ad	2184	Gross Area	3804	FinArea	2184												
IMAGE																	
AssessPro Patriot Properties, Inc																	